



DAFYDD HARDY

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35 Maes Coetmor, Bethesda, Bangor, Gwynedd LL57 3DS

Offers in the region of: £175,000

EPC Rating: C

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Summary

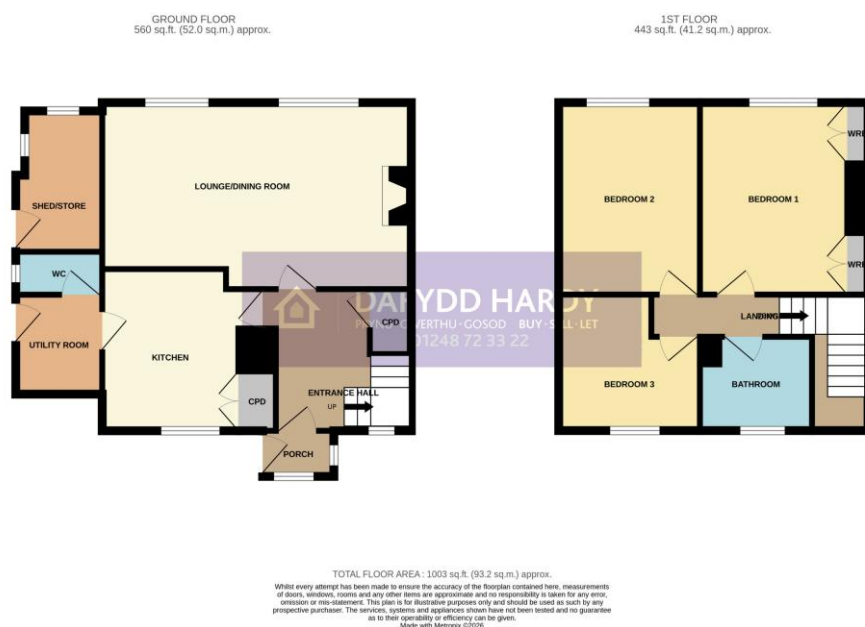
A most spacious and practical Semi Detached Residence situated within a popular established residential setting in the quarrying village of Bethesda, located close to the stunning Eryri/Snowdonia National Park and within easy reach of village amenities, local schools, the University City of Bangor and A55 expressway. A real highlight are the mountain views, especially so from the first floor. The interior offers a welcoming entrance hall leading through to a generous lounge/dining room with a feature real flame gas fire. Just off the kitchen is a useful utility room with plumbing for washing machine and the convenience of a WC. 3 bedrooms reside on the first floor served by a 3 piece suite bathroom with shower over bath. The interior as a whole will now require modernising to suit today's standards. Externally, to the front is a gravelled low maintenance garden and a twin gated access to an off road parking space. To the side is a pathway leading to the rear garden and a useful shed/store. The rear garden offers a decent sized lawn. The property comes fitted with uPVC double glazing and gas central heating.

The village of Bethesda is situated on the historic A5 thoroughfare, a village known for the landmark Penrhyn Slate Quarry. Bethesda borders the beautiful Eryri/Snowdonia National Park and is surrounded by magnificent countryside including the higher mountain ranges and the stunning Nant Francon Valley. A good range of amenities can be found within the village with two major village stores as well as a number of independent traders, eateries and pubs, schools and numerous leisure facilities (leisure centre, bowling and cricket clubs). The nearest main shopping destination is the city of Bangor approximately 5 miles distant, well known for its university and has a vast choice of retailers as well as national rail links. The A55 expressway is only some 2 miles distant which ensures quick and easy access to the northern coastal attractions and the Isle of Anglesey.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping to the right hand lane, bear right at the next set of light onto Deiniol Road. Follow this road onto the A5 past the swimming pool and onwards towards Betws Y Coed/Bethesda. On reaching Bethesda, take the first turning on your left by the red brick chapel and proceed up the hill taking the second turning on your left into Maes Coetmor. Follow the road to the right where you'll find the property on your right hand side.

<https://what3words.com/striving.shunts.obtain>



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.



Porch	
Entrance Hall	
Lounge/Dining Room	6.29m x 3.80m (20'8" x 12'6") <i>Max dimensions.</i>
Kitchen	2.76m x 3.22m (9'1" x 10'7") <i>Max dimensions.</i>
Utility Room	1.74m x 2.01m (5'9" x 6'7")
WC	
Landing	
Bedroom 1	3.34m x 3.81m (10'11" x 12'6") <i>Max: into wardrobes.</i>
Bedroom 2	2.85m x 3.86m (9'4" x 12'8")
Bedroom 3	2.78m x 2.79m (9'1" x 9'2") <i>Max dimensions.</i>
Bathroom	2.16m x 1.86m (7'1" x 6'1") <i>Max dimensions.</i>
Shed/Store	1.75m x 2.87m (5'9" x 9'5") <i>Max dimensions.</i>

- Spacious & Practical Semi Detached House
- 3 Bedrooms, Bathroom & Additional WC
- Sizeable Lounge/Dining Room With Gas Fire
- Spacious Entrance Hall & Useful Utility
- uPVC Double Glazing & Gas Central Heating
- Manageable Gardens & Off Road Parking
- Will Require Modernising & Upgrading
- Within Easy Reach Of Village Amenities
- Convenient For The Eryri/Snowdonia Mountains
- Just 3 & 6 Miles From A55 & Bangor Respectively



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